

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
APRIL 18, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**ABSENT: Tak, Salas, Zuniga**

- Chairman's Statement
- Citizens to be heard
- Committee Appointments

Design Review Committee:

1. Scott Carpenter
  2. Michael Connor
  3. Michael Guarino
  4. Jesse Zuniga
  5. Norm Barrera
- Alternate- Tim Cone

Demolition/Designation Committee:

1. Harry Shafer
  2. Kathy Rodriguez
  3. Scott Tak
  4. Jacob Valenzuela
- Alternate- Tim Cone

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve the committee appointments to Design Review and Demolition/Designation Committees.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                       |
|-----------------------|-----------------------|
| 1. Case No. 2012-065  | 115 Oakmont Court     |
| 2. Case No. 2012-066  | 146 Oakmont Court     |
| 3. Case No. 2010-420  | 120 Produce Row       |
| 4. Case No. 2012-010  | 2315 Avenue B         |
| 5. Case No. 2012-092  | 217 N. St. Mary's St. |
| 6. Case No. 2012-107  | Mission Reach Benches |
| 7. Case No. 2012-108  | VIA Bus Stops         |
| 8. Case No. 2012-111  | 206 Arden Grove       |
| 9. Case No. 2012-113  | 215 N. Center         |
| 10. Case No. 2012-114 | 223 S. Alamo St.      |
| 11. Case No. 2012-116 | 323 W. Hollywood      |
| 12. Case No. 2012-117 | 330 Lamar             |
| 13. Case No. 2012-120 | 628 E. Guenther       |
| 14. Case No. 2012-121 | 1236 Virginia         |

Commissioner Carpenter pulled items 5, 8 and 9 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve the remaining cases on the Consent Agenda with staff stipulations.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**5. HDRC NO. 2012-092**

Applicant: George O'Brien

Address: 217 N. St. Mary's St.

The applicant is requesting a Certificate of Appropriateness for approval to:

Enclose the existing balconies on the hotel in order to enlarge the interior guest rooms. The existing railings of the balconies would be removed and the exterior space would be incorporated into the interior of the hotel. Fixed windows would be installed in place of the existing railings. The applicant has proposed installing windows with a horizontal mullion in order to give the windows a more human scale. The windows would be recessed from the face of the exterior wall by approximately 10". The glass will be non-reflective and tinted.

Robert Kramer, applicant, presented.

Commissioner Carpenter presented the committee report.

Commissioner Connor stated the balconies due in fact provides a human scale giving device to the RiverWalk. He further stated he is not satisfied with a 10 inch recess.

Commissioner Rodriguez stated she has concerns the fixed window not being recessed enough.

Commissioner Connor stated this will have a negative impact on the ambiance of downtown San Antonio.

**COMMISSION ACTION:**

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve with staff recommendations.

**AYES: Barrera, Shafer**

**NAYS: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**THE MOTION FAILED.**

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to refer to the DRC.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: Barrera**

**THE MOTION PASSED.**

**8. HDRC NO. 2012-111**

Applicant: Robert Moritz

Address: 206 Arden Grove

The applicant is requesting conceptual approval to construct a new 25,000 square foot office building located adjacent to the RiverWalk.

Robert Moritz, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Rodriguez and seconded by Commissioner Barrera to grant conceptual approval with staff stipulations.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**RECUSED: Shafer**

**THE MOTION CARRIED.**

**9. HDRC NO. 2012-113**

Applicant: Jeffrey Fetzer

Address: 215 N. Center St.

The applicant is requesting a Certificate of Appropriateness for approval to install steel framed metal parking covers over rooftop parking spaces on parking garage. The steel frame will be brown to match the existing fascia.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve as submitted.

**AYES: Cone, Carpenter, Barrera, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2012-018**

Applicant: Timothy K. Sanford

Address: 103 W. 9<sup>th</sup> Street

The applicant is requesting a Certificate of Appropriateness for final approval to:

Install signage for a new hotel and restaurant located adjacent to the river. The applicant has proposed a total of 310 square feet of signage.

The Wyndham Hotel is requesting:

1. A face lit aluminum channel letter sign facing the RiverWalk for the Wyndham Hotel. The sign will be approximately 50 square feet and will be located approximately 50 feet above the ground.
2. A face lit aluminum channel letter sign facing W. 9th St. for the Wyndham Hotel. The sign will be approximately 52 square feet and will be located approximately 50 feet above the ground.
3. A face lit aluminum channel letter sign facing N. St. Mary's Street for the Wyndham Hotel. The sign will be approximately 60 square feet and will be located approximately 50 feet above the ground.
4. A double sided monument sign on a limestone veneer base to be located facing the intersection of N. St. Mary's Street and W. 9th Street. The sign will stand 7' 4" tall and 8' 6" wide and will be externally lit. The base will be 3' 5" high, and the sign itself will measure 3' 5.5" high. The double sided monument sign will include 60 square feet of signage.
5. A directional sign to be located in the parking lot adjacent to the fire lane. The sign will stand 3' tall and will be 2' wide and 8" deep for a total of 6 square feet of signage.

The Bourbon Street restaurant is requesting:

6. A face lit aluminum channel letter sign facing the RiverWalk for the Bourbon Street restaurant. The sign will be approximately 20 square feet and will be located approximately 15 feet above the ground.
7. A double sided blade sign for the Bourbon Street restaurant located on the northeast corner of the hotel facing both W. 9th Street and the River. The sign will measure 10' high and 3' wide for a total of 60 square feet of signage.

Larry Godzman presented.

Commissioner Cone stated his main concern is the internally illuminated signs which are prohibited on the river.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter approve with staff stipulations with no relief on the larger scale signs at the upper elevations of the building. Accept changes per the applicant: externally light letters on the river reduce monument sign to 6' and reverse background with white letters and dark background.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2012-011**

Applicant: John Greene

Address: 119 Oakmont Court

The applicant is requesting a Certificate of Appropriateness for approval for one of two options:

Option 1. Narrow the existing sloped sidewalk approach, adding a step on either side of the ramp with flush mounted 8" bricks on edge of existing pavement to indicate the location of the original step.

Option 2. Flush mount brick pavers on edge of existing sloped sidewalk approach to indicate the location of the original step, maintaining the footprint of the original stoop.

Ann McGlone, applicant, presented.

Paul Kinnison, Monte Vista Historic District, stated Option 1 is more favorable.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve option 2.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC NO. 2012-091**

Applicant: Daniel Rutherford

Address: 302 Adams

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition on the south side of the property immediately adjacent to the existing house. The proposed new addition will measure 7' wide and 16' deep.

April 18, 2012

6

It will be constructed out of wood with a standing seam metal roof and will have no windows. The proposed addition will enclose one of the home's exterior windows.

Applicant/owner was not present.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to grant denial of the owners request for an addition.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**18. HDRC NO. 2012-097**

Applicant: Obial Ahmadzai

Address: 1102 E. Crockett

The applicant is requesting a Certificate of Appropriateness for approval to remove the original wood windows and replace with new vinyl windows.

Obial Ahmadzai, owner, presented.

Commissioner Carpenter presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve with the stipulation that the windows be covered with screens in a 1 over 1 pattern and that the windows are framed in wood.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC NO. 2012-101**

Applicant: Peter A. Pontolillo

Address: 1403 N. St. Mary's

The applicant is requesting conceptual approval to:

Construct a new addition to the existing historic high school. The project scope will include:

Disassemble window sill masonry and remove windows, partial demolition at gym exit (required for elevator to serve main and new building), bridge pier location is away from the main building and bridge stair and elevator landings cantilever toward the main building to make no physical structural connection, basement opening is

April 18, 2012

7

new and through a non-structural wall, exterior brick masonry (class and library) to match building's tan brick, bridge glass and stucco (a clear division between existing and new), landscaping is proposed for the courtyard (between existing gym and new building), landscaping is also proposed for the area between new and St. Mary's street (exception-parking for new handicap entry to new elevator. New elevator needed to provide adequate handicap access to new and existing (the existing elevator is large enough to only allow a chair and a tight fit for a companion).

Jack Dice, architect, presented.

Commissioner Carpenter presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approve as submitted 4/18/12 with staff stipulations.

**AYES: Cone, Carpenter, Guarino, Valenzuela, Rodriguez, Connor**

**NAYS: None**

**RECUSED: Barrera, Shafer**

**THE MOTION CARRIED.**

**20. HDRC NO. 2012-110**

Applicant: County Wide Exteriors

Address: 125 W. Summit

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing barrel tile roof and replace it with a manufactured steel panel intended to simulate clay barrel tile.

John Bonillas, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve steel panel roofing only on the garage so that it may be reviewed for the appropriateness of placing the same material on the main house.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**21. HDRC NO. 2012-115**

Applicant: David Guerrero

Address: 230 North Drive

April 18, 2012

8

The applicant is requesting a Certificate of Appropriateness for approval to install a pre-fabricated galvanized steel frame car port. The proposed car port will measure 8.5' wide and 21' long and will be located on the west side of the property adjacent to the house. The color will match the existing house.

David Guerrero, owner, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to refer to the DRC.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**22. HDRC NO. 2012-118**

Applicant: Herlinda Lutzenberger

Address: 383 Quentin Dr.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install an ornamental front yard fence. The fence will be wrought iron and will stand 4' tall.
2. Replace rear yard cedar wood fence and extend it to replace existing segment of chain link fence.

The existing wood fence is 6' tall and will be replaced with in kind material.

Herlinda Lutzenberger, owner, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to grant denial of item 1 and approval of item 2.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**23. HDRC NO. 2012-122**

Applicant: Benjamin Stohr

Address: 1402 W. Rosewood

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Complete a replacement of the previous aluminum porch roof and post with a wood roof and post.
2. Add a wood railing around two sides of the porch.

April 18, 2012

9

The prior porch cover and post were made of aluminum. The cover was a safety hazard due to years of damage and repairs. The new roof and railing are made of wood with aluminum flashing and rolled composite roofing. The new wood elements will be painted white to match the existing wood trim on the home.

Ben Stohr, owner, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with staff's stipulation and the additional stipulation that the applicant pursue the building permit process correctly.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:15 P.M.

APPROVED



Tim Cone  
Chair